

	Standard	Housing Choices Public Forum	What we heard / refined	New proposal - Changes or Refinements in <i>Italics</i>				
Basic site requirements ensure enough space is available to fit a detached ADU and that open space is maintained	Minimum Lot Size	3,000 ft²		3,000 square feet				
	Minimum Lot Width	25 ft		25 feet				
	Minimum Lot Depth	70 ft		70 feet				
	Maximum Detached ADU Footprint	1000 ft²	This standard is duplicative of the 1,000 ft² Maximum Gross Floor Area.	See Maximum Gross Floor Area				
	Maximum Lot Coverage (including main structure)	35%		35%				
	Maximum Rear Yard Lot Coverage	-	Maintaining this existing standard would help ensure that new detached ADUs do not envelop back yards, and would also tend to encourage new them on lots adjacent to alleys and on corners, where more space buffering the units from neighbors is available.	40%				
Maximum heights based on lot width ensure detached ADUs do not overshadow existing homes and that privacy impacts are minimized	Maximum Base Height	12 ft	We heard that the presented proposed heights would discourage units above garages. We've changed our proposal to use height maximums based on proportions for lots between 30 and 40 feet in width; on very narrow lots, these proportions would discourage units above garages, but on wider lots, would encourage them while allowing heights proportional to the lot width up to a maximum. Lots less than 30 feet in width would be only allowed to have a detached ADU that is consistent in height with existing detached structure height requirements. Finally, we are proposing lower maximum roof pitch heights for shed and butterfly roofs.	Lot Width (feet)	Less than 30	30-35	36-40	Greater than 40
				Maximum Base Height (feet)	12	14	15	16
	Maximum Top Pitch Height	0.5 ; never to exceed 19 ft		Maximum Roof Pitch Height (feet)	15	21	22	23
				Maximum Shed or Butterfly Roof Pitch Height (feet)	15	18	19	20
Gross floor area limits ensure that the size of detached ADUs are appropriate for the lot size	Maximum Gross Floor Area	1000 ft²		20% of the lot size, not to exceed 1,000 square feet including garage or storage area.				

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Setbacks ensure space is maintained between detached ADUs and surrounding lots	Minimum Side Yard Setback	5 ft	Standards were refined to be consistent with how we currently measure setbacks for accessory structures in single family zones, including standards for reverse corner lots and alleys.	<i>5 feet; 10 feet on reverse corner lots.</i>
	Minimum Rear Yard Setback	5 ft to rear lot line		<i>5 feet; no setback when rear lot line is adjacent to alley, 12 feet from the alley centerline when a garage faces the alley.</i>
Parking requirements help maintain on-street parking availability	Parking	One per new unit required	We heard interest in maintaining both the existing requirement for an off-street parking space, as well as interest in maintaining the same exceptions.	1 off-street space required with some exceptions for lots with access issues and steep slopes.
Design Treatments should help the DADU fit in with the primary structure as well as surrounding homes, and limit privacy impacts	DADU Materials, Finishes, and Colors	Should reflect that of primary structure	We have heard that good design is one of the most important concerns for people. We have also heard that DCLU should not regulate detached ADUs in ways that we don't regulate single family homes, and that homeowners should have the flexibility to design their structures how they choose to. Our existing process for allowing ADUs is an administrative, non-appealable decision. Given their size relative to other housing types, detached ADUs should not be subject to lengthy and expensive, discretionary processes that are appealable, including administrative design review. Additionally, situations exist where it would not be favorable to require that a detached ADU reflect the existing structure.	<i>A Client Assistance Memo (CAM) or detached ADU "How-to" guide, with tips for homeowners, will be made available to potential applicants online, in our public resource center, and at neighborhood service centers.</i>
	Roof Pitch	Should reflect that of primary structure		
	Window Size and Placement	Should reflect primary structure; transparent windows may not face two closest adjacent property lines not separated by right-of-way		
The conversion of existing structures can result in minimal impacts and can help maintain neighborhood character.	Conversion of Existing Structures	N/A	We heard questions from several people about how we might deal with existing structures. The conversion of existing structures is generally the most sensitive redevelopment option. To best accommodate existing structures in refining our proposed land use code, we propose allowing conversions of existing structures that do not comply with development standards.	<i>Development standards can be waived for conversions of existing structures built before June 1, 2003, so long as the extent of nonconformity within the required yards is not increased.</i>